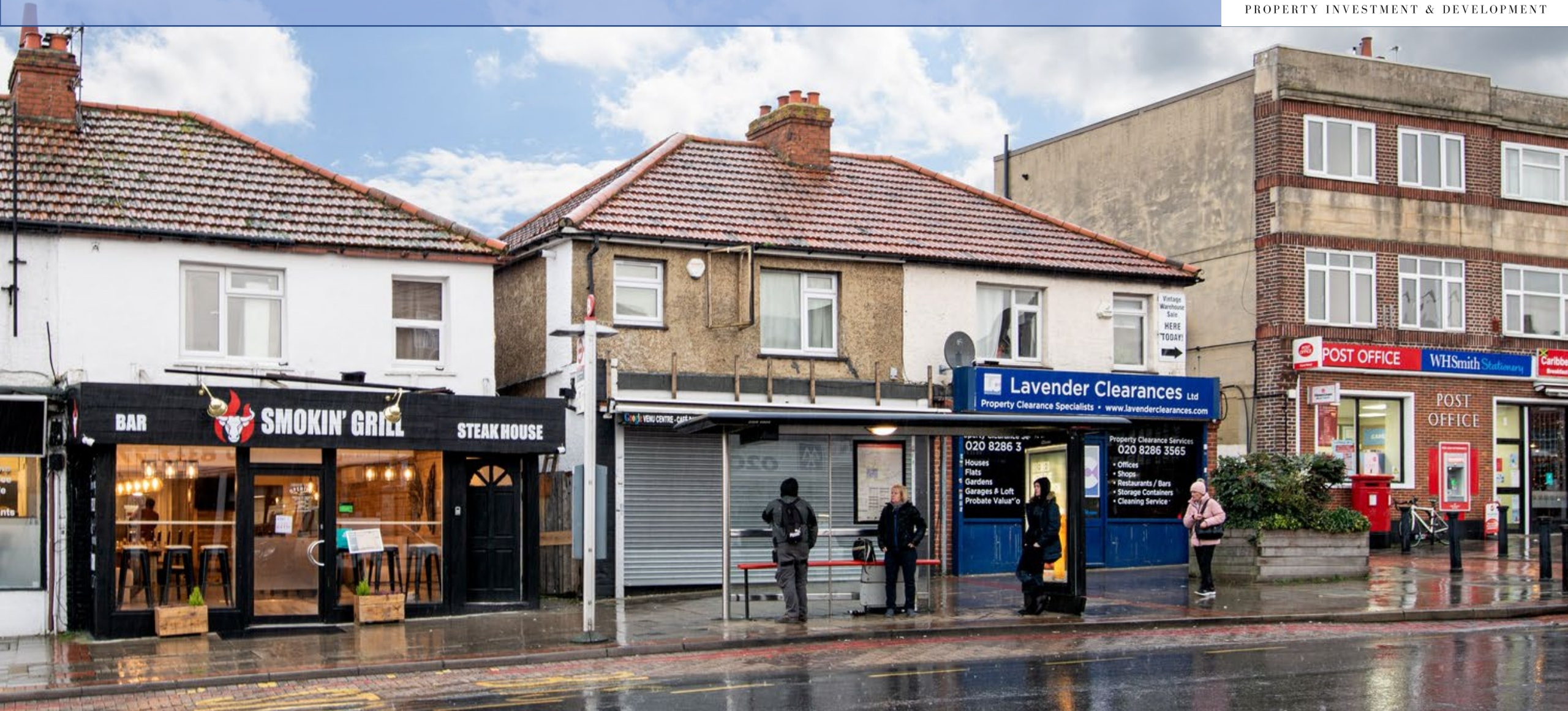


North Cheam - 18/18A Cheam Common Road, Surrey KT4 8RW
Freehold Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



North Cheam - 18/18A Cheam Common Road, Surrey KT4 8RW

Freehold Shop and Residential Investment



Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 3.67%
- Rental Income: £11,000 p.a.
- VAT is NOT applicable to this property
- Comprising a shop and a self-contained flat
- Entirely let on a lease expiring in 2024
- Tenant break option 23.07.2019 (not exercised)
- Potential to extend to the rear, subject to obtaining consents
- Well positioned close to Post Office/WHSmith, Costa & Greggs

Tenancies and Accommodation:



Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 18/18A (Ground & First Floor)	Ground Floor Shop (Not in Occupation) 60.55 sq m (652 sq ft)	A Furness	10 years from 23 July 2014	£11,000 (*)	Note 1: FRI Note 2: Tenant break option 23.07.2019 (not exercised) Note 3: Rent Review in the fifth year Note 4: Rent Review 2019 Outstanding (*) Note 5: Reversion 2024
	First Floor Flat - 2 Rooms, Kitchen, Bathroom/WC 40.84 sq m (440 sq ft)				

* We are advised by the vendor that they have served notice at £18,000 p.a. and the tenant has responded quoting a rent of £13,000 p.a. subject to contract and without prejudice.	Total	£11,000
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Property Description:

The property comprises a ground floor shop with first floor residential flat. There may be potential to extend the property at the rear, subject to obtaining all the necessary consents. All enquiries should be referred to Sutton Council, Website Address: www.sutton.gov.uk.

The property provides the following accommodation and dimensions:

Ground Floor Shop (Not in Occupation)

60.55 sq m (652 sq ft)

First Floor Flat - 2 Rooms, Kitchen, Bathroom/WC

40.84 sq m (440 sq ft)

Tenancy:

The entire property is at present let to A Furness for a term of 10 years from 23rd July 2014 at a current rent of £11,000 per annum and the lease contains full repairing and insuring covenants. Rent Review in the fifth year and the review for 2019 is outstanding. Tenant break option on 23rd July 2019 was not exercised. We are advised by the vendor that they have served notice at £18,000 p.a. and the tenant has responded quoting a rent of £13,000 p.a. subject to contract and without prejudice.

Location:

North Cheam is a popular commuter suburb within the London Borough of Sutton, some 10 miles south west of Central London. The area benefits from excellent road communications being on the A24 which runs from Central London to the M25 Motorway, some 7 miles to the south. The property is situated within an established parade of shops, on the north side of Cheam Common Road (A2043) close to its junction with London Road (A24). Occupiers close by include Post Office/WHSmith, Coral, Costa, Greggs and Londis amongst many others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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